



## 36 Copse Close, Oadby

Offers Over £325,000





# 36 Copse Close

Oadby, Leicester

Attractive 3-bed detached home in Oadby cul-de-sac. Spacious living, modern kitchen, enclosed garden, driveway. Near schools, shops, transport. No upward chain. Ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No upward sales chain
- Prime residential location close to a range of amenities
- Situated within the catchment area of a number of highly reputable schools
- Open plan kitchen/diner leading out onto the garden
- Ample off road parking for multiple vehicles
- Private, enclosed rear garden







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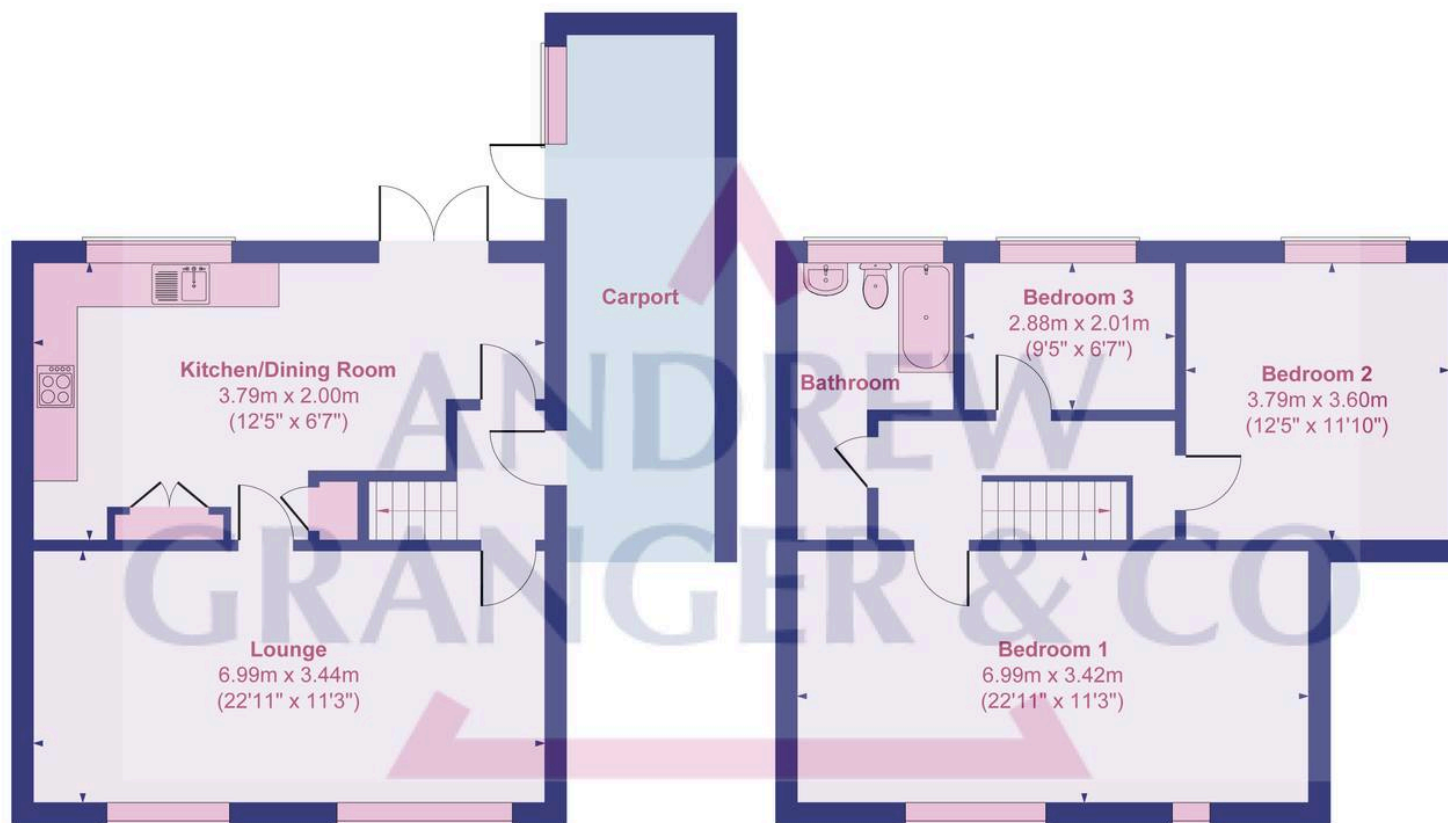
Situated in a quiet and highly sought-after residential cul-de-sac, this attractive three-bedroom detached home offers the perfect setting for first-time buyers and growing families alike. Copse Close is located in the heart of Oadby, within easy reach of excellent schools, everyday amenities and reliable transport links. Offered with no upward chain, this is a wonderful opportunity to move straight into a well-maintained family home.

The ground floor welcomes you with a bright entrance hall leading through to a spacious and inviting living room, featuring a charming brick-surround fireplace that creates a cosy focal point for relaxing evenings. To the rear, the generous open-plan kitchen and dining area provides a practical yet sociable space, ideal for family meals, entertaining friends or keeping an eye on little ones. The kitchen offers ample storage with a range of wall and base units and enjoys views over the garden.

Upstairs, the main bedroom benefits from stylish floor-to-ceiling fitted wardrobes, offering excellent storage without compromising space. A second double bedroom and a well-sized single bedroom provide flexible accommodation, perfect for children, guests or a home office. The modern family bathroom completes the first floor.



Approximate Gross Internal Area  
110.3 sq. m. (1187 sq. ft.)



**Ground Floor**  
Floor area 51.5 sq.m. (554 sq.ft.) approx

**First Floor**  
Floor area 58.8 sq.m. (633 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)

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